

REQUEST FOR MAYORAL DECISION – MD1554

Title: Disposal of Fulham Police Station

Executive Summary:

MOPAC/MPS needs to make better use of the facilities currently at Hammersmith Police Station and is planning a significant redevelopment of the site.

In order to develop the plan, there has been consideration of the use of the police estate in the borough, allowing for an underused site in the borough to be released.

The Education Funding Agency (EFA) are looking to secure a site in Fulham for Fulham Boys School.

Following an independent valuation terms have been agreed for an off market sale of Fulham Police Station site. MOPAC will retain a front counter facility therefore maintaining the commitment as set out in the Local Police Estate and Public Access strategy. The site will be disposed of to the Education Funding Agency (EFA) for educational purposes with a retained front counter facility.

Decision:

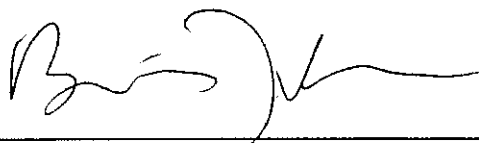
The Mayor approves the disposal of Fulham Police Station site to the Education Funding Agency on the terms set out in Part 2 confidential section.

Mayor of London

I confirm that I do not have any disclosable pecuniary interests in the proposed decision, and take the decision in compliance with the Code of Conduct for elected Members of the Authority.

The above request has my approval.

Signature:



Date:

21.9.2015

PART I – NON-CONFIDENTIAL FACTS AND ADVICE TO THE MAYOR

Decision required – supporting report

1. Introduction and background

- 1.1. The Hammersmith and Fulham Borough Police function is currently supported by 3 key sites under the Local Police Estate and Public Access arrangements:
 - Hammersmith – the borough’s 24/7 front counter site, a deployment base, cell custody and stables block
 - Fulham – front counter (Tuesday - Friday 9am - 5pm, and Saturday 12 noon - 8pm) and deployment base
 - Shepherds Bush – neighbourhood policing and Safer Transport deployment base
- 1.2. All of these sites are currently underused. The proposal is to dispose of the Fulham Police Station site, which has a utilisation rate of 35%, and retain a front counter facility in the redeveloped site.

2. Objectives and expected outcomes

- 2.1. By retaining a front counter facility in the redeveloped site the commitment to maintaining public access as set out in the Local Police Estate and Public Access strategy is maintained with the same offer to the community as the current front counter
- 2.2. The disposal generates capital receipts to re-invest in front line policing, and generates annual revenue saving of circa £400k.

3. Equality comments

- 3.1. No equality and diversity impacts have been identified.

4. Other considerations

- 4.1. MOPAC proposes a significant redevelopment at Hammersmith Police Station providing the opportunity to release underused sites. Separately the EFA are looking to secure a site in Fulham for Fulham Boys School.
- 4.2. MOPAC will retain a front counter facility at the site throughout the redevelopment, therefore maintaining the commitment in the Local Police Estate and Public Access strategy. There is also a potential for the site to be used for deployment of operational teams to support events at Chelsea, Fulham and QPR football clubs. The neighbourhood policing teams will be found space to enable them to continue to operate locally.
- 4.3. In order to progress negotiations and to ensure value for money in an off market sale, independent advisors Cushman and Wakefield were commissioned on behalf of MOPAC in August 2015 to undertake a formal market valuation on the basis of vacant possession. The market value is set out in Part 2. The market value provided is defined as “The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.” Cushman and Wakefield have confirmed that in arriving at the opinion of Market Value for the subject property they have sought to reflect the approach that prospective buyers would adopt. The valuation takes account of potential purchasers who would seek to add value either through refurbishment or redevelopment.

- 4.4. The valuation has been shared with the EFA and terms have now been agreed for EFA to acquire the property unconditionally at the valuation figure provided by Cushman and Wakefield.
- 4.5. The sale contract will include MOPAC's standard forward sale clawback awarding 50% of any uplift to be paid to MOPAC if any individual part or parts, or the site as a whole, (but not any individual residential units) is sold within 5 years.

5. Financial comments

- 5.1. The sale proceeds will support the MOPAC 2016-17 capital programme. In addition, the disposal will generate net annual revenue savings of circa £400,000.

6. Legal comments

- 6.1. Section 6 of the Police Reform and Social Responsibility Act 2011 (the Act) provides the MOPAC must secure the maintenance of the Metropolitan Police Service, and secure that the Metropolitan Police is efficient and effective.
- 6.2. In carrying out its functions, the MOPAC may, under paragraph 7, Schedule 3 of the Act "do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of the Office". This includes, entering into contracts and other agreements, in addition to acquiring and disposing of property (including land). The MOPAC has the power to dispose of surplus properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the the Act.
- 6.3. The Commissioner may also do anything which is calculated to facilitate, or is conducive or incidental to acquiring and disposing of property (apart from land) but only with the consent of MOPAC under paragraph 4 (2) (b) of Schedule 4 of the Act.
- 6.4. Further legal advice is set out in Part 2 of this decision form.

7. Planned delivery approach and next steps

- 7.1. Solicitors will be appointed to act on behalf of MOPAC in agreeing a sale contract which will include a development agreement and lease back of a front counter facility. Detailed specification and design of the front counter facility to be agreed. The development agreement will provide for the front counter facility to move within the site during the redevelopment period.
- 7.2. The target date for delivering vacant possession of the site, excepting the front counter facility, is June 2016. The sale contract would complete on the date that vacant possession is delivered.

Appendices and supporting papers:

Appendix 1 MPS Fulham Police Station Report

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FOI Act) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary. **Note:** This form (Part 1) will either be published within one working day after approval or on the defer date.

Part 1 Deferral:

Is the publication of Part 1 of this approval to be deferred? NO

If YES, for what reason:

Until what date: (a date is required if deferring)

Part 2 Confidentiality: Only the facts or advice considered to be exempt from disclosure under the FOI Act should be in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form – YES

ORIGINATING OFFICER DECLARATION:

Drafting officer to
confirm the
following (✓)

Drafting officer:

Alex Anderson has drafted this report in accordance with GLA procedures and confirms the following have been consulted on the final decision.

✓

Assistant Director/Head of Service:

Annabel Cowell has reviewed the documentation and is satisfied for it to be referred to the Sponsoring Director for approval.

✓

Sponsoring Director:

Helen Bailey has reviewed the request and is satisfied it is correct and consistent with the Mayor's plans and priorities.

✓

Mayoral Adviser:

Sir Edward Lister has been consulted about the proposal and agrees the recommendations.

✓

Advice:

The Finance and Legal teams have commented on this proposal.

✓

CHIEF OF STAFF:

I am satisfied that this is an appropriate request to be submitted to the Mayor

Signature

Edmund Lister

Date

21.09.2015

FULHAM POLICE STATION**A report by the Director of Commercial and Finance on behalf of the Commissioner****SUMMARY**

The Policing and Public Access in London 2013 Report confirmed the operational bases for LB Hammersmith and Fulham. The Borough is supported by three key sites. Hammersmith Police Station is central to the Borough providing 24 hour front counter facilities, custody, deployment and mounted branch facilities. Fulham Police Station in the south of the Borough provides a part-time front counter, and deployment facilities, supporting Public Order duties for football matches. Shepherd's Bush in the north of the Borough provides contact point and deployment facilities.

All three sites are under used at present. The Hammersmith site offers considerable scope to enhance facilities by redeveloping the site to meet the longer term needs of Borough and Mounted Branch Teams. Changing demographics to the north of the Borough with the Westfield and White City schemes will require different Local Neighbourhood facilities not one single base at Shepherds Bush. The Fulham site is underused and custody closed.

The Metropolitan Police Service (MPS) have considered the operational requirements for local policing teams in Hammersmith and Fulham and the occupiers of Hammersmith Police Station, noting that the redevelopment of Hammersmith could support the release of underused sites. Supporting the development of the site feasibility studies have been undertaken to develop proposals to provide facilities including Public Access for Borough and Mounted Branch teams and Met Detention.

This paper requests the disposal of Fulham Police Station (retaining the front counter) to support the proposed developments.

A. RECOMMENDATIONS - The Mayor is asked to:

1. **approve the disposal of Fulham Police Station (retaining a front counter service at the site) in June 2016.**

B. SUPPORTING INFORMATION

- 1 The MOPAC/MPS Estate Strategy 2013-2016 has a strategic objective to provide a more efficient and higher quality estate with significantly lower running costs. The Met's ambition is to improve the working environment of the retained estate through a focussed investment programme referred to as an Estate Transformation Plan. There will be an Estates Strategy for 2016/20. It is likely that Hammersmith Police Station will be retained because it is considered a core operational site which will require significant investment as part of the Estate Transformation Plan.

2. Hammersmith and Fulham BOCU is currently supported by three key sites at Hammersmith, Fulham and Shepherds Bush all of which are under utilised. Facilities at each site are in poor condition. Further detail is provided in Exempt Appendix 2.
3. Operational colleagues confirmed that with appropriate investment, Hammersmith could provide the central base for teams and a custody suite in support of centralised cell allocation. On this basis, the MPS support decanting the site to enable a major redevelopment. Front counter service would continue to be provided in the area during the construction programme.

Fulham

4. Negotiations, supported by the Borough Commander have enabled the following opportunities to be identified. The front counter can remain at the existing Fulham site, in a self contained area (provision will be included throughout the redevelopment of the site for educational use). Neighbourhood policing teams can relocate to the Fulham Fire Station site, with provision for dedicated space within the building. Should the Fulham site be reused for community use operational teams deployed to support events at Chelsea, Fulham or QPR Football Clubs will be able to use school facilities.
5. Previously, the planning assumption had been to relocate those deployment teams displaced from Fulham at Hammersmith. The timing of the proposed works at Hammersmith will require a different solution and this is subject to agreement with the Borough teams. With feeding and briefing facilities, it is anticipated that those at Fulham will relocate to ESB (also within Hammersmith and Fulham Borough, in the short term).
6. The revenue benefit of relocating teams from Fulham to enable the sale of the site will enable the Met to reduce revenue expenditure by £400kp.a. Such a revenue reduction will support the Met in achieving the additional savings target agreed for Estates in 2016/17. The capital value of the site has been assessed.

Consultation

7. Whilst the proposals detailed here in are in accordance with the Local Policing Model 2013/16 and will meet longer term operational needs, it is probable that there will be significant interest from the Local Authority. Property Services will continue to support the Borough team and work with MOPAC in regard to their press related enquiries.

C. OTHER ORGANISATIONAL & COMMUNITY IMPLICATIONS

Equality and Diversity Impact

8. Further investment in the core estate will ensure those buildings redeveloped and refurbished will demonstrate full compliance with the Equalities Act 2010 with regards to the provision of accommodation. The CRE identifies opportunities to improve facilities in the core estate. The over arching CRE Equality Impact Assessment (EIA) addresses moves generally and advocates that building specific EIAs are conducted on a case by case basis and will be developed working closely with the business groups moving into the building.

Capital

9. The Capital Programme 2015/16 to 2017/18 includes provision for the development of Hammersmith, including pre-construction activity. This detail will be presented to Investment Board in October 2015. Further detail in regard to the Capital position is detailed in Exempt Appendix Two.

Revenue

10. The revenue savings proposed in regard to the disposal of Fulham will support the additional savings targets against the CRE Programme in 2016/2017. The running costs of Fulham Police Station are £520k p.a. Taking into account the need to support the future front counter at Fulham and the teams at Fulham Fire Station, the net saving will be £400k p.a.

Value for Money

11. The recommended redevelopment enabling the release of existing buildings and consolidation into one new location reducing running costs and releasing Capital Receipts to fund either Capital Expenditure or reduce long term borrowing is entirely in line with the future Estate Strategy.

Legal Implications

12. Section 6 of the Police Reform and Social Responsibility Act 2011 (the Act) provides the MOPAC must secure the maintenance of the Metropolitan Police Service, and secure that the Metropolitan Police is efficient and effective.
13. In carrying out its functions, the MOPAC may, under paragraph 7, Schedule 3 of the Act "do anything which is calculated to facilitate, or is conducive or incidental to, the exercise of the functions of the Office". This includes, entering into contracts and other agreements, in addition to acquiring and disposing of property (including land). The MOPAC has the power to dispose of surplus properties (including land) under paragraph 7 (2) (b) of Schedule 3 of the Act.
14. The Commissioner may also do anything which is calculated to facilitate, or is conducive or incidental to acquiring and disposing of property (apart from land) but only with the consent of MOPAC under paragraph 4 (2) (b) of Schedule 4 of the Act.

Consultation undertaken

15. A number of meetings have been held with the Borough Commander and Area Commander. In addition key stakeholders such as Mounted Branch and Custody Directorate have provided information and assistance during the review of redevelopment options. Further consultations will be undertaken as appropriate.

Risk (including Health and Safety) Implications

16. All relevant health and safety legal requirements such as the workplace, health and safety regulations and appropriate MOPAC and MPS standards will be met. Input has been sought throughout the feasibility stage from the MPS Standards and Audit Team.

The construction project if approved will be notifiable to the Health and Safety Executive (HSE) as significant construction projects under the Construction (Design and Management Regulations) 2015. Critical operational functions and infrastructure will need to be relocated in advance of any works to provide continuity of service.

17. Project Risks registers will be developed and managed and maintained within the Procurement and Property team.

Environmental Implications

18. The refurbishment of older sites with poor environmental performance provides the mechanism for improved environmental performance. There will be a one-off increase in waste in the short term associated with the redevelopment of Hammersmith. Waste will be managed in line with the European waste hierarchy and the MPS storage and treatment of waste and recycling toolkit and the building disposals waste checklist. Particular attention will be paid to ensuring all crush materials are managed appropriately to avoid generating hazardous waste or cross-contaminating other materials that may be stored on site. Waste generation during operation is likely to remain broadly similar.
19. All building redevelopments / refurbishments are required to adhere to the MPS' Sustainable Design Guide, which sets out minimum environmental performance standards. These lead to efficiency gains through net reductions in consumption of energy, water and product / material resources and improved recycling of waste that will be managed throughout the design and build stage. These Standards support a whole life cost approach aimed at ensuring capital investment optimises building costs in operation. Additional Standards encourage cultural changes subject to operational requirements to reduce carbon emissions. Reducing the reliance on the use of vehicles and the provision of vehicle parking, increasing the use of public transport and supporting cycling with racks and showers for example will reduce carbon emissions (associated with travel). The strategy will deliver environment and sustainability benefits during subsequent implementation (gateway) stages.
20. Responsible procurement principles are embedded into the procurement process. Recycling items at the end of their life or when no longer required and reusing items in future locations, are encouraged. High recycled content components and sustainable materials are considered wherever practical.
21. An environmental implications table has been completed highlighting likely impacts and mitigation.

Environmental Implications				
	Higher	Lower	No impact	Mitigation/ management of any higher impact
Level of energy use and associated		x		See paragraph 11 -

carbon dioxide emissions				14 above
Level of water consumption			X	See paragraph 11 - 14
Level of waste generation/waste requiring disposal	x			See paragraph 11 – 14
Level of travel and transport and associated emissions			x	See paragraph 11 - 14
Raw material use and finite resources (use of recycled materials and sustainable alternatives)	x			See paragraph 11 - 14

Report author: Jane Bond/David Taylor – Property Services Contact - 782223

Abbreviations:

BOCU	-	Borough Operational Command Unit
CRE	-	Corporate Real Estate
EIA	-	Equality Impact Assessment
MOPAC	-	Mayor's Office for Policing and Crime
MPS	-	Metropolitan Police Service
NPT	-	Neighbourhood Policing Team

Background papers:

